



Planning & Development

Development Services Customer Service Center

One Exchange Plaza, Suite 400

Raleigh, North Carolina 27601

Phone 919-996-2495

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Administrative Alternate

Administrative Alternate Request	OFFICE USE ONLY
Section(s) of UDO affected: 3.4.5 c. Building width in side street build to.	Transaction Number
Provide an explanation of the alternate requested, along with an applicant's statement of the findings	
Provide all associated case plan numbers including zoning and site plan: Z-15-2015, SR-29-16	

GENERAL INFORMATION		
Property Address 2309 Spring Forest Road, 5621 Atlantic Avenue		Date
Property PIN 1716-88-4924, -1975	Current Zoning CX-3-CU	
Nearest Intersection Spring Forest Rd and Atlantic Avenue		Property size (in acres) 3.32
Property Owner MPMK Capital, LLC	Phone 919-612-6626	Mail 8615 Macedonia Lake Drive, Cary, NC 27518
	Email pgadevelopment@yahoo.com	
Project Contact Person Chris Bostic	Phone 919-653-2927	Mail 421-600 Fayetteville St, Raleigh, NC 27601
	Email chris.bostic@kimley-horn.com	
Property Owner Signature <i>Mark Bostic</i>	Email pgadevelopment@yahoo.com	
Notary		
Sworn and subscribed before me this <u>22nd</u> day of <u>March</u> , 20 <u>17</u>	Notary Signature and Seal <i>Melissa L. Walker</i> Melissa L. Walker	MELISSA L. WALKER NOTARY PUBLIC WAKE COUNTY, N.C. My Commission Expires <u>2/5/22</u>



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Administrative Alternate Checklist

TO BE COMPLETED BY APPLICANT			YES	N/A
ADMINISTRATIVE ALTERNATE REQUIREMENTS				
1.	The property owner must be the applicant.			
2.	An application, signed by the property owner and notarized to that effect, is required.			
3.	The applicant must submit stamped envelopes addressed to the property owners within 100 feet of the subject property as indicated in Chapter 10.2 of the Unified Development Ordinance. City staff will mail the public hearing notices.			
4.	The applicant shall submit pertinent material necessary for review of the alternate; in addition to the submittal material required for a subdivision, plot plan or site plan. This may include architectural renderings, materials samples or other project-specific information.			



March 24, 2017

RE: *Atlantic Plaza, Administrative Alternate Explanation*

The subject property has over 700 feet of frontage along Atlantic Avenue and Spring Forest Road. The two proposed buildings address the primary street frontage (Atlantic Avenue) and meet the required build-to percentage on Atlantic while providing a shared patio area on Atlantic Avenue. The smaller building addresses the intersection of Spring Forest and Atlantic and is located within 30 feet of the side street Spring Forest Road per ordinance. Zoning conditions do allow for a bay of parking between the street and building; however, all parking and refuse is located to the rear of the buildings.

No additional buildings can be constructed along Spring Forest Road as zoning conditions limit the development square footage to 14,900 square feet (14,100 square feet are proposed). The Spring Forest Road driveway geometry as required by NCDOT also occupies much of that frontage.

